

ZONING CHANGE REVIEW SHEET**CASE:** C14-2018-0089 – 1905 Keilbar**Z.A.P. DATE:** September 18, 2018**ADDRESS:** 1905 Keilbar Lane**DISTRICT AREA:** 5**OWNER / APPLICANT:** 1905 Keilbar LLC (Michael Winningham)**ZONING FROM:** DR**TO:** SF-6**AREA:** 0.4734 acres
(20,621 square feet)**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

If the requested zoning is recommended for this site, then: 1) 25 feet of right-of-way should be dedicated from the centerline of Keilbar Lane, and 2) 70 feet of right-of-way should be dedicated from the existing centerline of Manchaca Road, in accordance with the Transportation Criteria Manual, prior to Third Reading of the rezoning ordinance.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

September 18, 2018:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject undeveloped lot is situated at the corner of Manchaca Road and Keilbar Lane, which is south of Matthews Lane, and zoned development reserve (DR). Primary access to the lot would be taken from Keilbar Lane, a local street. There are single family residences and manufactured homes to the north and east (SF-3; DR), detached condominiums to the south (MF-2-CO), and single family residences across Manchaca Road to the west (SF-2; SF-3). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the townhouse and condominium residence (SF-6) district and build seven attached condominium units. Access would be taken from Keilbar Lane.

Staff is of the opinion that the land use represented and permitted under SF-6, townhouse and condominium residence zoning, is appropriate at this location based on the following

considerations: 1) as a district, it is compatible with the residences adjacent to the east and promotes a single-family character; 2) it will allow for clustering of units given moderate tree coverage on site; and 3) it facilitates infill development in a manner that can promote detached housing units, and common open spaces, which in turn creates a wider variety of housing options.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	SF-3; DR; LO-CO	Single family residences; Manufactured homes; Apartment
<i>South</i>	MF-2-CO	32 unit detached condominiums (known as Stinson Oaks)
<i>East</i>	DR	Manufactured homes and single family homes
<i>West</i>	SF-2; SF-3	Single family residences

AREA STUDY: N / A

TIA: Is not required

WATERSHEDS: Williamson Creek / South Boggy Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 943 – Save Our Springs Alliance
 1228 – Sierra Club, Austin Regional Group 1363 – SEL Texas
 1424 – Preservation Austin
 1429 – Go!Austin/Vamos!Austin (GAVA) – 78745
 1443 – Shiloh Oaks Neighborhood Association 1528 – Bike Austin
 1530 – Friends of Austin Neighborhoods 1531 – South Austin Neighborhood Alliance
 1550 – Homeless Neighborhood Association 1559 – Palomino Park HOA
 1578 – South Park Neighbors 1596 – TNR BCP – Travis County Natural Resources
 1616 – Neighborhood Empowerment Foundation

SCHOOLS:

Cunningham Elementary School Covington Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0037 – 7509 Manchaca Office Park – 78509 Manchaca Rd	W/LO-CO to LO	To Grant LO-CO w/CO for 2,000 trips/day	Apvd LO-CO as Commission recommended (6-6- 2013).
C14-2012-0066 –	DR to MF-2	To Grant MF-2-CO	Apvd as Commission

Stinson & Ramsey – 7709 and 7731 Manchaca Rd		w/CO limited to 17 u.p.a.	recommended (9-27- 2012).
C14-2010-0165 – Milestone Manchaca – 7337 Manchaca Rd	DR to MF-2	To Grant MF-2-CO with CO limiting density to MF-1	Apvd MF-2-CO as Commission recommended (12-9- 2010).
C14-06-0096 – Legacy Oaks Christian School – 7915 Manchaca Rd	DR; SF-2; SF-3 to GO-CO	To Grant GO-CO with CO limiting building height to 45’; prohibiting club or lodge; family home; group homes (all types); medical offices (all sizes); off-site accessory parking; residential treatment; restaurant (limited); and urban farm; prohibits access to Baxter Springs Rd.; and 4) 2,000 vehicle trips/day limit.	Apvd GO-CO as Commission recommended (7-27- 2006).
C14-98-0025 – Manchaca Road Zoning – 7509 Manchaca Rd	DR; SF-3 to LO; W/LO	To Grant LO-CO for Tracts 1 & 2; W/LO for Tract 3, with CO limiting vehicle trips to 2,000, and signage limited to an informational sign located on a berm not to exceed a height of 10’	Apvd as Commission recommended (6-25- 1998).

RELATED CASES:

The property was annexed into the City limits in November 1984 (C7a-83-017 A, Ord. 841115-L). The property is platted as Max Keilbar Subdivision Section One recorded in March 1970 (C8-70-036). Please refer to Exhibit B.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)

Manchaca Road	125 feet	90 feet	MAD 6	Yes	Yes	Yes
Keilbar Lane	50 feet	20 feet	Local	No	No	Yes

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Manchaca Road.

CITY COUNCIL DATE: November 1, 2018

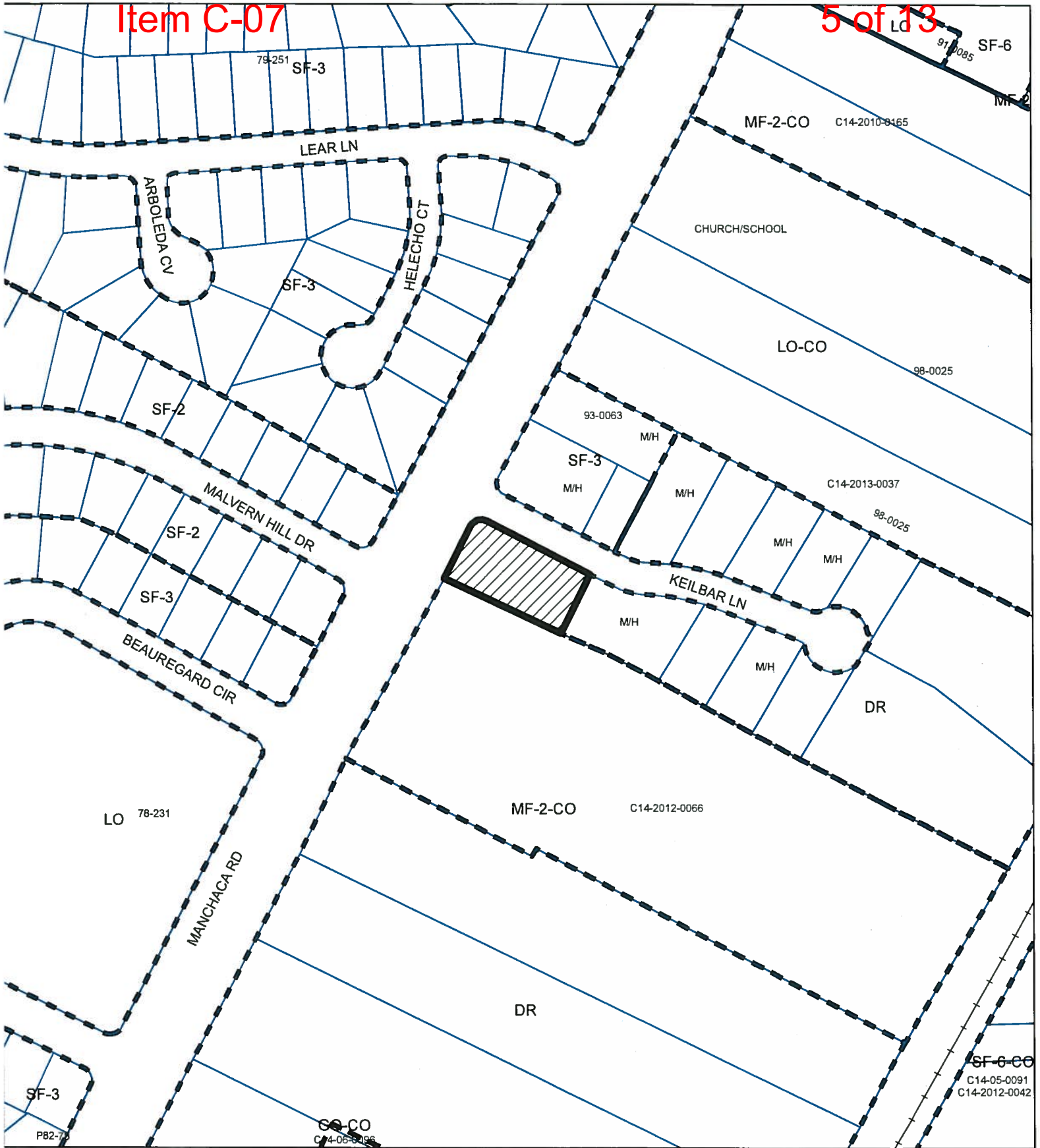
ACTION:




ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

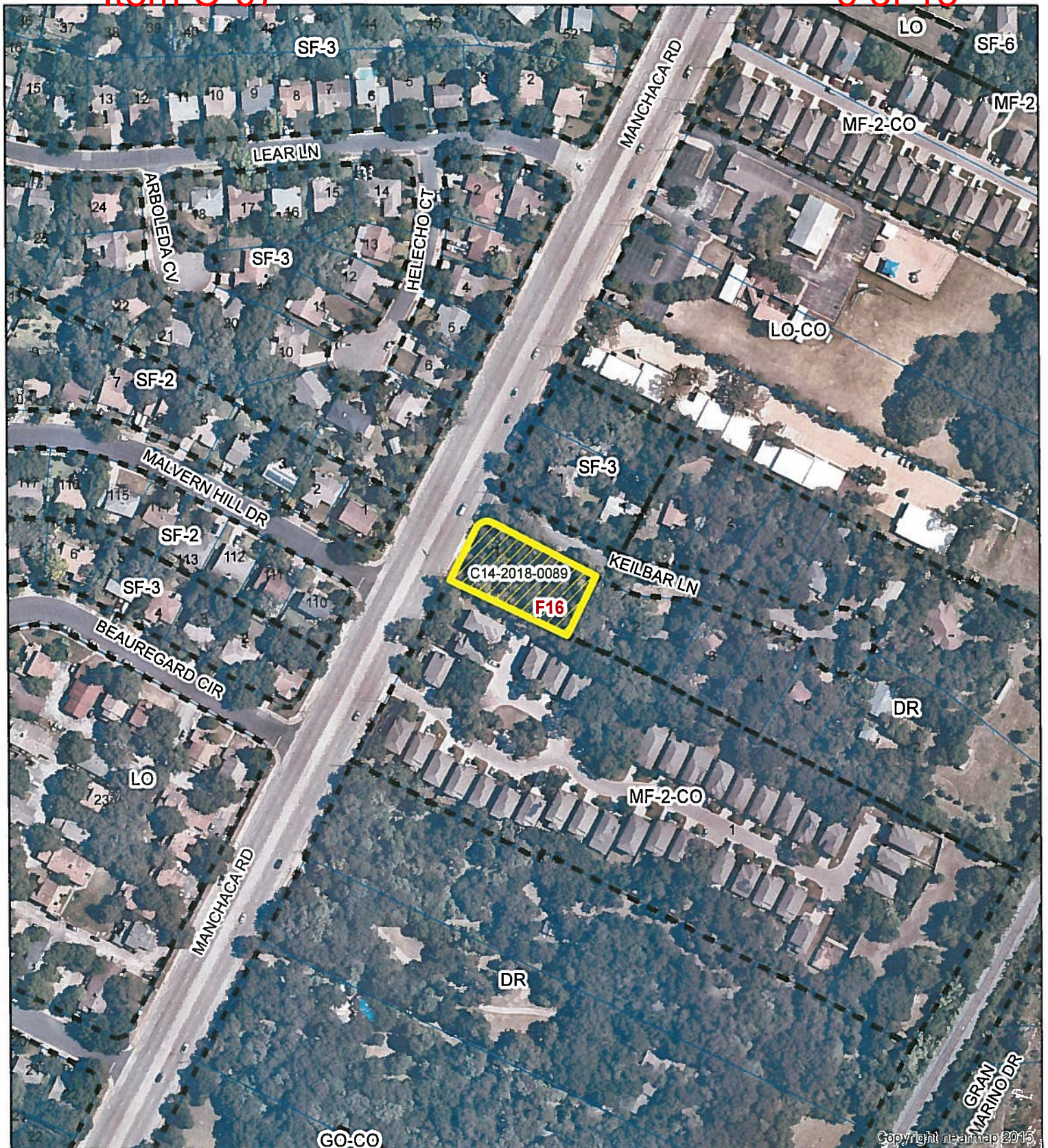
Zoning Case
C14-2018-0089

Exhibit A

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





1905 KEILBAR

EXHIBIT A-1

ZONING CASE#: C14-2018-0089

LOCATION: 1905 KEILBAR

SUBJECT AREA: 0.4734 ACRES





GRID: F16

MANAGER: WENDY RHOADES

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

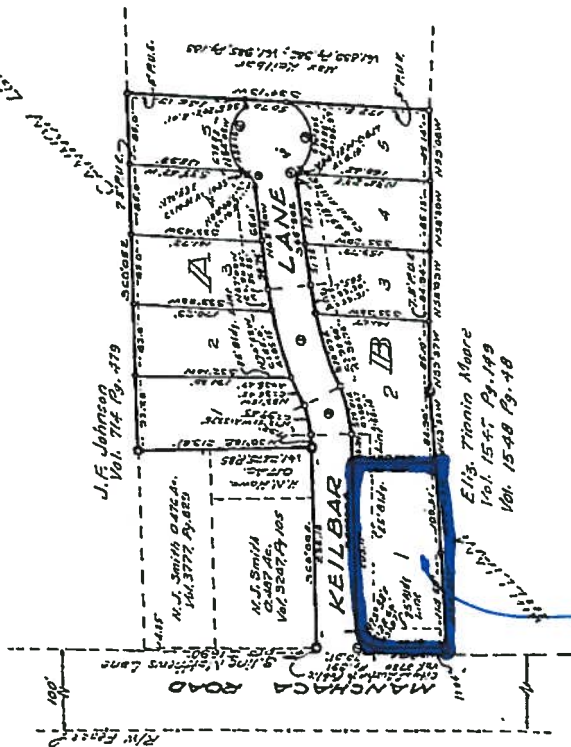


1" = 200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  CREEK BUFFER



۱۷۵۲



REZONING AREA

SCALE: 1"=100'.

REF NO:

0 - Iron Rod Used
0 - Iron Rod Found

EASEMENTS: a strip of land (usually) set in width on either side of all lots in this subdivision is hereby dedicated for public utilities.

SURVEYED JULY 1970

By: Clayton L. Bush, Jr.
CLAYTON L. BUSH, JR.
Reg. Public Surveyor #202

RECEIVED
JUL 1970
U.S. AIR FORCE
HONOLULU, HAWAII

THE STATE OF TEXAS
COUNTY OF TRAVIS

On June 19, 1970, the undersigned, authority, on this day personally appeared Michael L. Walker, a witness, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same as his act and deed for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this 25th day of July, AD 1970.

00 - 211 A

July, AD 1970. *Blanche T. Benedict*
Notary Public in and for the State of New York
9 March, 1971

APPROVED FOR ASSIGNMENT. *Richard Lillie*
Richard E. Lillie, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION
of the City of Austin, Texas: 9 March, 1971 *W. H. H.*

2) Understand - second best.

NOTE: City house constructed in this subdivision shall be constructed to a single lot with a capacity of not less than 150 patients and with a main street entrance from 300' east, and shall be constructed in accordance with the regulations of the City Health Officer and shall be inspected and approved by such officer.

This restriction is enforceable by the City of Austin - Travis County, Texas. City and/or the subdivision.

at a place of honor and (3) that in which along the rear wall he and his fellows agree to hereby dedicated the public welfare.

"In approving this plot by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares shown on this plot, or any bridges or culverts necessary to be placed in such streets, shall be the responsibility of the owner and/or developer of the land of land owned by this plot, in accordance with plans and specifications presented by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas assumes no responsibility to build any of the streets, roads or other public thoroughfares shown on this plot, or any bridges or culverts or any other structure thereon."

THE STATE OF TEXAS

COUNTY OF DELAWARE ss. I, John P. Harris, Clerk of said County, do hereby certify that on the 22 day of March, A.D. 1908, the Commission-
ers of said County, have passed an order authorizing the filing of the
Certificate of this said County and said order has been duly entered in the
minutes of said Court in Book 3, p. 380.

WITNESS MY HAND AND SEAL OF OFFICE this the 22 day of March,
A.D. 1908.

JOHN P. HARRIS, Clerk of said County.



FILED FOR RECORDING IN ORIGINAL & SUPPLEMENTAL
NOTES, STAMPA, Clark County, Texas.
of Howard & MacKenzie
County

5/16 2142 50 2142 50

county of Travis, Texas, here
I, George Washington
County and State aforesaid, do hereby certify that the within and
above signed instrument of writing was duly recorded on the 23 day of March
A.D. 1922 at 11:00 A.M. in my office as clerk of said County and
was 2000 1350 words in length, and was duly recorded on the 23 day of March
A.D. 1922 at 11:50 A.M. at the first place, or said county, in
Book 653 Sheet 31, of said County, Travis County, Texas
and duly attested to by me
Clerk

CG-70-036

EXHIBIT B
RECORDED PAGE

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

If the requested zoning is recommended for this site, then: 1) 25 feet of right-of-way should be dedicated from the centerline of Keilbar Lane, and 2) 70 feet of right-of-way should be dedicated from the existing centerline of Manchaca Road, in accordance with the Transportation Criteria Manual, prior to Third Reading of the rezoning ordinance.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The Applicant intends to develop the property with a condominium project consisting of stand-alone condominium units per structure.

2. Zoning should allow for reasonable use of the property.

3. Zoning changes should promote compatibility with adjacent and nearby land uses.

Staff is of the opinion that the land use represented and permitted under SF-6, townhouse and condominium residence zoning, is appropriate at this location based on the following considerations: 1) as a district, it is compatible with the residences adjacent to the east and promotes a single-family character; 2) it will allow for clustering of units given moderate tree coverage on site; and 3) it facilitates infill development in a manner that can promote detached housing units, and common open spaces, which in turn creates a wider variety of housing options.

EXISTING CONDITIONS**Site Characteristics**

The undeveloped lot is relatively flat and has moderate tree cover.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%, which is a consistent figure between the zoning and watershed regulations.

Comprehensive Planning

This rezoning case is located on the southeast corner of Manchaca Road and Keilbar Lane, which terminates in a cul-de-sac. This undeveloped property is approximately 0.47 acres in

size and is not located within the boundaries of neighborhood planning area. Surrounding land uses includes residential, offices and a private school to the north; detached condominiums to the south; single family housing to the west; and residential to the east. The proposed use is a seven unit condominium project.

Connectivity

The Walkscore for this area is 38/100, Car Dependent, meaning most errands require a car. Public sidewalks are located on both sides of the street and there are bike lanes situated on both sides of this portion of Manchaca Road. A Cap Metro Transit stop is located immediately adjacent to the property. There are no existing urban trails within a quarter mile of this site.

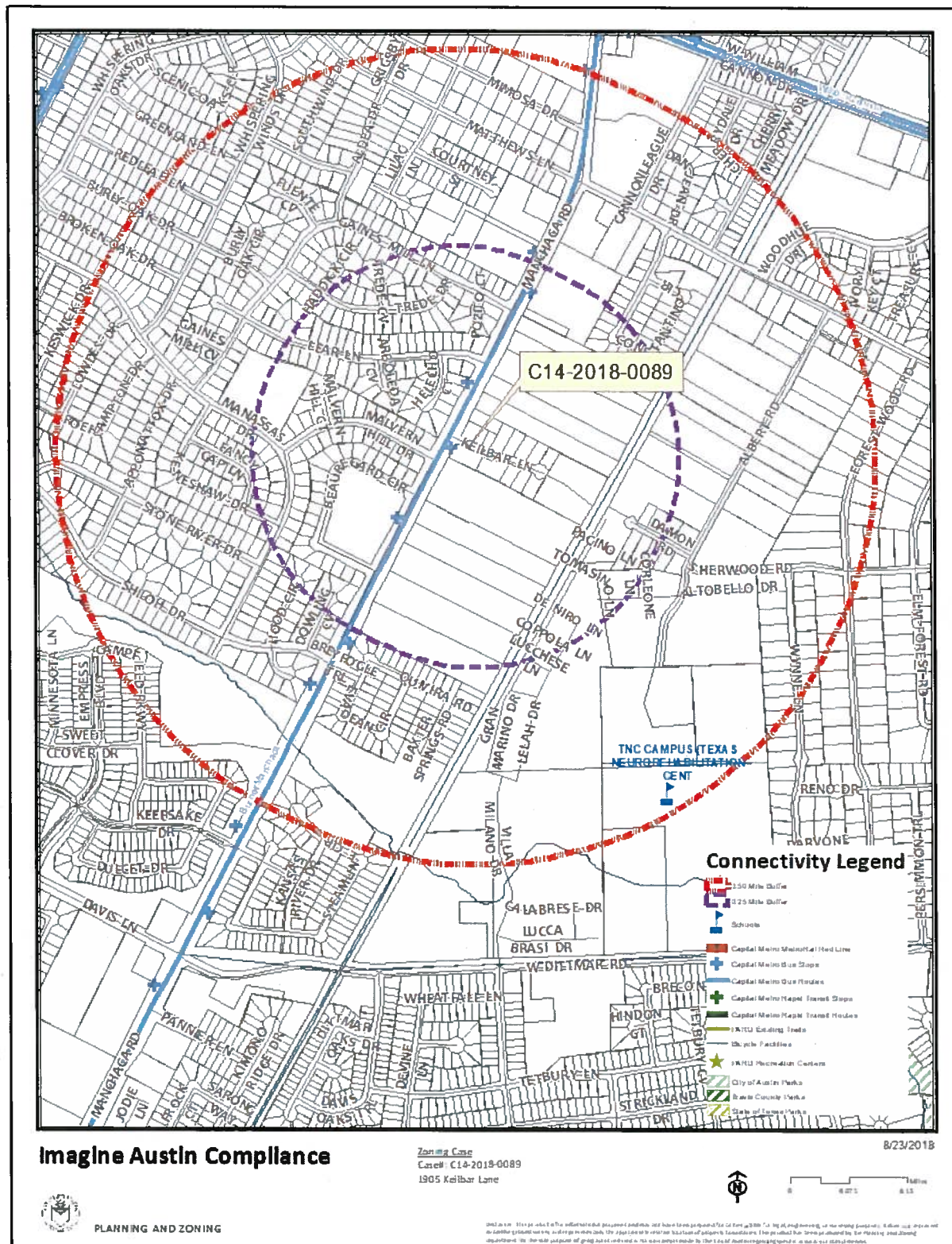
Imagine Austin

The property is not located by an existing Activity Center or along an existing Activity Corridor.

The following policies apply to this request:

- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on nearby residential uses in the area, and existing connectivity options in the area (public sidewalks, a transit stop, and bike lanes) this project appears to support the policies of the Imagine Austin Comprehensive Plan.



Drainage

The developer is required to submit a pre and post development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek and South Boggy Creek Watersheds of the Colorado River Basin, which are classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetland

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Site Plan and Compatibility Standards

All single-family development will be reviewed for compliance with Chapter 25-2 of the Land Development code, the 2012 International Residential Code, and Chapter 25-12 Technical Amendments by the Residential Building Review Division.

Since this proposed zoning is SF-6, any development on it will be subject to compatibility standards at the time of site plan review for any portion of the site within 540 feet of property zoned with a more restrictive zoning. Any adjacent property which triggers compatibility requirements will require setback and height requirements.

The site is subject to residential compatibility standards along the north and east property lines:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the eastern property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Any new development is subject to Subchapter E. Design Standards and Mixed Use.

Transportation

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC 25-6-113].

Keilbar Lane requires 50 feet of right-of-way in accordance with the TCM. It is recommended that 25 feet of right-of-way should be dedicated from the centerline of Keilbar Ln in accordance with the Transportation Criteria Manual [LDC 25-6-55; TCM, Tables 1-7, 1-12].

The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for Manchaca Road. It is recommended that 70 feet of right-of-way from the existing centerline should be dedicated for Manchaca Road [LDC 25-6-55].

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Manchaca Rd. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with

LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

FYI – This project is adjacent to a street that has been identified in Austin’s Corridor Mobility Program (see GIS file Construction eligible corridors). Staff will contact Bryan Golden (bryan.golden@austintexas.gov) from Corridor Planning Office and ATD area engineer for streetscape coordination.

FYI – Additional right-of-way may be required at the time of subdivision and/or site plan.

FYI – The existing driveways and sidewalks along Manchaca Road may be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.